

**City of Greensboro Planning Department
Zoning Staff Report
September 11, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 1711 Ryan Street (Northwest quadrant of Ryan Street and Joyce Street)
Applicant: Mr. and Mrs. Vincent Whitt Sr.
Owner: Mr. and Mrs. Vincent Whitt Sr.
From: RS-7
To: CD-RM-26

Conditions: 1) Uses: limited to a child day care center or single family dwelling.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family Dwelling / Home Day Care
Acreage	0.22
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	RS-7
<i>South</i>	Single Family Residential	RS-7
<i>East</i>	Single Family Residential	RS-7
<i>West</i>	Single Family Residential	RS-7

ZONING HISTORY		
Case #	Year	Request Summary
1865	1983	This property has been zoned RS-7 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75S. This lot was included in the 321-acre rezoning from Residential 75 to Residential 75S that was approved by City Council in June 1983 and which helped implement the Phillips Avenue Neighborhood Plan. See comments under City Plans section below.

DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.
CD-RM-26: Primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Ryan Street – Local Street.
Site Access	Residential driveways.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not require per TIS Ordinance.
Street Connectivity	N/A.
Other	NA.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek.
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 7A.2: Encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This lot was included in the Phillips Avenue Neighborhood Plan prepared in 1980. The Phillips Avenue neighborhood was a Community Development Target Area. One of the recommendations of this plan concerned a broad-scale rezoning from Residential 75 (multifamily) to Residential 75S (single family) for properties bounded by US 29, Phillips Avenue, White Street, Ashley Road, Woodmere Drive, Textile Drive, Redwood Drive, English Street, Wendover Avenue, Tucker Street and Meadow Street.

The downzoning involved approximately 321 acres. Although the area was predominantly single family, almost the entire neighborhood was zoned multifamily. That zoning pattern resulted in infill development consisting almost entirely of small apartment complexes. The high density zoning classification resulted in poorly designed apartment complexes that covered entire tracts with buildings or parking lots which left little room for buffers or amenities.

The rezoning that was recommended by the Planning Department and approved by City Council resulted in some small pockets of multifamily zoning remaining in the neighborhood. That resulted from an attempt to recognize the existing land use pattern and limit the number of nonconforming uses created. The subject property was downzoned at that time.

Other Plans: N/A

STAFF COMMENTS

Planning: There is an existing home occupation child day care center at this location. To qualify as a home occupation, the owners or operators of the facility must live on the premises. The applicant is proposing to operate this day care center but reside elsewhere.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map (GFLUM) of Connections 2025. This category accommodates small supportive uses such as grade schools, churches, and neighborhood-serving commercial areas that are not always depicted on the GFLUM. A child day care center is a prime example of a neighborhood-serving land use.

GDOT: The access point to US 29 via Ryan Street will be permanently closed by the fall of this year by NCDOT. This was identified as a safety need during the US 29 Access Management Study and has been approved by City Council.

Water Resources: No additional comments.

Housing & Community Development: Recommend that applicant request a continuance in order to obtain a resolution from the Redevelopment Commission stating that the deed restrictions on this property, in combination with the conditions specified in this rezoning report, are sufficient to preclude an amendment to the Phillips Avenue Redevelopment Plan.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval once sufficient action is taken by the Redevelopment Commission.